

This Indenture, Made the 13th day of November

in the year of our Lord one thousand nine hundred and thirteen between the
Riverside Title Company, formerly Riverside Title and Trust Company,
a corporation duly organized and existing under the laws of the State of California, and having its
principal place of business in Riverside, California,
the party of the first part, and the City of Riverside, a municipal corpora-
tion,

part Y of the second part,
Witnesseth, That for and in consideration of the sum of Ten DOLLARS, in hand paid by
the said part Y of the second part, the receipt whereof is hereby acknowledged, the said party of the first part
does by these presents grant, bargain, sell and convey unto the said part Y of the second part, and to
its successors and assigns forever, all that certain lot or parcel of land situate in the
County of San Bernardino, ~~County of Riverside~~ in the State of
California, and bounded and particularly described as follows, to-wit:

All of Lots Fourteen (14) and Twenty three (23) in Block
Fifty four (54) of the Miscellaneous Survey of the Rancho San
Bernardino, as per plat of said Survey which is recorded in Book 7
page 2 of Maps, records of said San Bernardino County, California.

Subject to the reservations and restrictions as contained in
the Deed from Olive A. Byrne, a widow, to the Riverside Title and
Trust Company, recorded in Book 505 page 156 of Deeds, records of
said County.

Subject to the Taxes for fiscal year 1913-14.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any-
wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,
subject to the reservations herein set forth.

To Have and to Hold all and singular the said premises, together with the appurtenances, unto
the said part Y of the second part, and to its successors and assigns forever.

In Witness Whereof, the said

Riverside Title Company

has caused these presents to be signed with its corporate name, and under its cor-
porate seal, by its proper officers thereunto duly authorized.

RIVERSIDE TITLE COMPANY,

by A. J. J. J. President.

Attest: L. B. Scranton Secretary.

Not Posted
(Property in San Bernardino) 4821

State of California, } ss.
COUNTY OF RIVERSIDE.

On this 13th day of November in the year one thousand nine hundred thirteen before me, Chas. E. Johnson a Notary Public in and for said County and State, personally appeared J. A. Simms known to me to be the President, and L. B. Scranton known to me to be the Secretary of the Riverside Title Company, the corporation that executed the will in instrument and known to me to be the persons who executed the within instrument on behalf of said corporation therein named and acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and official seal at my office in Riverside, in the said County the day and year in this Certificate first above written.

Chas. E. Johnson
Notary Public in and for Riverside County, State of California.

My commission expires July 19th, 1914.

DEED

When copied please return to

Riverside Title Company, formerly Riverside Title and Trust Company,

TO

City of Riverside, a municipal corporation.

Dated November 13th 1913.

affirmed in before me

Chas. E. Johnson

at my office

Recorded at Request of

Wm. L. ...

NOV 22 1913

at 9 Min. past 9 A.M. in Book 544 of Deeds

Page 309

Records San Bernardino County

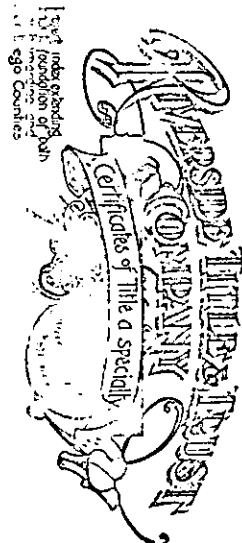
Wm. L. ...

County Recorder

By *Wm. L. ...*

Deputy Recorder

Free



TELEPHONES Sunset 99 Home 1099

731-749 NINTH STREET

RIVERSIDE, CALIFORNIA

This Corporation complies Abstracts of Title, Issues Certificates of Title, acts as Escrow Agent and Accepts Trusts

----- D E E D -----

I, Olive A. Byrne, widow, of the City of San Bernardino, County of San Bernardino, State of California, for and in consideration of the sum of Ten Dollars, receipt whereof is hereby acknowledged, do, by these presents, hereby grant, bargain, sell and convey unto the RIVERSIDE TITLE & TRUST COMPANY, a corporation, as trustee, ✓ all those certain lots or parcels of land situate in the County of San Bernardino, State of California, and particularly bounded and described as follows, to-wit:

All of Lots Fourteen (14) and Twenty-three (23) in Block Fifty-four (54) of the Miscellaneous Survey of the Rancho San Bernardino, as per plat of said Survey which is recorded in Book 7 of Maps, at Page 2 thereof, records of said San Bernardino County; ✓

SUBJECT to a perpetual roadway and right-of-way, Thirty-three (33) feet in width, for a water pipe and flume through and over a certain portion of said Lot Fourteen (14), granted by Mathew Byrne to the Riverside Water Company by deed dated August 30, 1883, which deed is recorded in Book 81 of Deeds, at Page 283, official records of said San Bernardino County;

SUBJECT also to a right-of-way to build and maintain a flume or water pipe through the northerly portion of said Lot Twenty-three (23), granted by M. Byrne to James M. Coburn by deed, dated December 14, 1885, and which deed is recorded in Book 86 of Deeds, at Page 105, records of said San Bernardino County; and

SUBJECT also to a right-of-way for a public highway running north and south over and across both of said Lots Fourteen (14) and Twenty-three (23). ✓

Said grantor also hereby grants to said grantee, its successors or assigns, all water, water rights and privileges which may be now or become appurtenant to said land; and said grantor for herself, her heirs, administrators, executors and assigns, hereby covenants and agrees that said grantee, its successors and assigns, may develop any and all water which may be upon or under the surface of said land and which is now appurtenant to said land, divert the same from said land and use the same at any other place or places which said grantee, its successors or assigns, may determine; and said grantee, its successors and assigns, shall not by reason of such development and diversion of said water, be liable in any respect or particular to said grantor for any depletion of other water sources now owned or controlled by said grantor.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject however to the reservations herein set forth:

Said grantee hereby agrees to pay all taxes and assessments that may be levied or assessed against the said property hereinbefore described for the fiscal year 1912-13.

TO HAVE AND TO HOLD the above described premises unto said grantee, its successors and assigns forever.

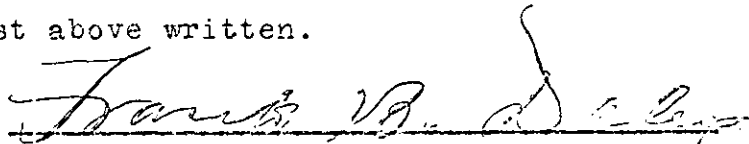
IN WITNESS WHEREOF, the said grantor has hereunto set her hand this 1st day of May, 1912.

Olive A. Byrne
By W. E. Byrne
Her Attorney in Fact.)

State of California,
County of San Bernardino.) } ss

On this 18th day of May, 1912, before me, Frank B. Daley, a Notary Public in and for the County of San Bernardino, State of California, personally appeared W. E. Byrne, personally known to me to be the same person whose name is subscribed to the foregoing annexed instrument as the Attorney in Fact of Olive A. Byrne, and the said W. E. Byrne duly acknowledged to me that he subscribed the name of Olive A. Byrne thereto as principal and his own name as Attorney in Fact.

WITNESS my hand and official seal the day and year in this certificate first above written.



Notary Public-in-and-for the County of
San Bernardino, State of California.

State of California, }
County of Riverside, }

On this 13th day of November
in the year one thousand nine hundred and thirteen, before
me, Chas. F. Johnson a Notary Public in and for said County and State, personally appeared
J. A. Stims known to me to be the President, and
L. B. Seranton known to me to be the Secretary of the

--- D E M D ---
299

OLIVE A. BYRNE

-to- 88
RIVERSIDE TITLE & TRUST CO.,
a corporation.

Lots 14 and 23, Blk 54,
Trs. Sur. of Ran San Bor.

May 11/12

Recorded at Request of
Paul Lee

MAY 18 1912
at 5 Min. past 9 M.
in Book 305 of Deeds
Page 154
Records San Bernardino County

Wm. F. O'Brien
County Recorder
By M. W. [Signature]
Deputy Recorder
Rec. 30

See D. ed. Book 541, Page 309
Records of San Bernardino City
for conveyance by P. J. T. Co
to the City of Riverside
A. P. Campbell
City Eng
Jan 1917

A.E.GROW,
PRESIDENT AND MANAGER

M.E.DIMOCK,
SECTY. AND TREAS.

Certificates of Title a Specialty

- Receives Trusts
- Acts as Escrow Agent



Unlimited Certificate

After a careful examination of the Official Records of the _____
 _____ County of San Bernardino, State of California, except those hereinafter
 mentioned, in relation to the title to that certain tract of land hereinafter described, the

San Bernardino Abstract Company

a Corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of San Bernardino, in the County of San Bernardino, State of California,

hereby certifies that said title, as appears from said records is vested in

[illegible]

1. Unabhängige Organisation

SECRET - OFFICIAL USE ONLY

13.1. The said road, on right of way, for a water pipe
of three feet diameter, over a strip of land thirty-five (35) feet
wide, the western end of said strip beginning at a point in the
line of the 12th street (14), which fifty-four (54) feet of property
is the lot 100, which point is the corner of lot 100 (150)
feet from the corner of said lot 100, there running

to a point on the East line of said lot 14, three hundred and thirty-three (333) feet North of the Southeast corner of said lot 14. The East line of said strip of land runs parallel to said West line always at a distance of thirty-three (33) feet, and no more, from said West line. Said East line ends at a point on said South line of said lot 14, and running diagonally through said lot to a point on the East line of said lot.

Above described right of way being granted to the Riverside Water Company by Mathew Byrne on August 30, 1898; said deed being recorded in Book 61 of Deeds, page 263, records of said County.

And: A Right of way to build and maintain a flume or water pipe through the Northerly portion of lot 25, Block 54, of property hereinafter described, lying West of the extension of "A" Street or "B" Street; said right of way being granted to James H. Coburn by M. Byrne, by deed dated December 14, 1895, and recorded in Book 56 of Deeds, page 107, records of said County.

The above described right of way was transferred by James H. Coburn to John Blake by Deed dated August 7, 1898, and recorded in Book 61 of Deeds, page 108.

D E S C R I P T I O N

Lots fourteen (14) and twenty-three (23) in Block fifty-four (54) of the RANCHO SAN BERNARDINO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, page 1, of the records of said County; except therefrom all public roads and highways.

"Union Book 470 of Deeds, page 15, appears the record of
M. F. Wilkinson to the Pacific Telephone and Telegraph
Company, purporting to grant a right of way to erect and maintain
poles with necessary wires on the North line of lot 14, Block 64,
of property hereinbefore described, six (6) feet from fence.

According to the records of this County, M. F. Wilkinson
had no record title to property herein described, nor has he since
acquired any.

NOTE 2: No examination or report is made as to incumbrances
made, done or suffered by the City of Riverside, a municipal
corporation.

This Certificate does not include an examination of, or report on

1. Rights reserved in United States Patents, or in the Certifications of Indemnity Land selections, existing roads, water locations, mining claims, or matters relating thereto.
2. Records of or relating to Irrigation, Drainage, Reclamation, Levee, Protection and Sanitary Districts, if the property described herein lies within the boundaries of any such district.
3. Municipal taxes and assessments and the effect and operation of municipal laws, ordinances and regulations, proceedings for street, sewer, shade tree and sidewalk improvements, and for the opening, widening and other changes in streets or alleys, if the property described herein lies within the boundaries of any incorporated city except the city of San Bernardino.
4. Proceedings for street, sewer, shade tree and sidewalk improvements, and for opening, widening, and other changes in streets or alleys in the City of San Bernardino, unless the amount of the assessment therefor has become fixed and shown as a lien by the recording of the warrant at the date hereof in the public office designated by law.
5. Instruments, trusts, defects, liens, easements and incumbrances not shown by any public record of the City of San Bernardino, or of the County of San Bernardino, State of California.
6. The validity or legality of tax sales, street assessments, attachments, leases, easements, declaration of homestead and money judgments, if any, are mentioned as incumbrances in this Certificate.

IN TESTIMONY WHEREOF, *The San Bernardino Abstract Company* has caused these
presents to be duly signed by its President, attested by its Secretary, under its Corporate Seal, this
twentieth day of December, in the year nineteen hundred and fourteen
at 8.00 A. M.

SAN BERNARDINO ABSTRACT COMPANY.

By [Signature] President.

Attest: [Signature] Secretary.

SAN BERNARDINO ABSTRACT COMPANY



State of California, } ss.
COUNTY OF RIVERSIDE.

On this 13th day of November in the year one thousand nine hundred thirteen before me, Chas. E. Johnson, a Notary Public in and for said County and State, personally appeared J. A. Stimps, known to me to be the President, and L. B. Seranton, known to me to be the Secretary of the

Attest my

TO